

TOWN OF BIG FLATS
ZONING BOARD OF APPEALS
MEETING MINUTES

FEBRUARY 21, 2012

TOWN HALL
MEETING ROOM
7:00PM

Members Present: Don Williams, Heather Hanson, Diane Lantz, Dave Robbins

Members Absent: Dick Seely

Staff Present: Tim Gilbert, Brenda Belmonte

Guests: Ron Cobb, Ed Fairbrother, Hank Kimball, Chris Dean, Brian Liddy

Minutes

September 27, 2011

**Motion by Hanson, seconded by Williams, to approve the minutes of September 27, 2011,
Discussion, None, Motion Carries 3-0 with Robbins abstaining.**

PUBLIC HEARING
SIMMONS ROCKWELL
AREA (SIGN) VARIANCE REQUEST
TAX PARCEL 67.02-1-4

Chair Williams opened the public hearing at 7:00pm noting it had been duly published in the Star Gazette.

Speaking for: Brian Liddy, 784 County Route 64, stated the request is for an additional set of letters on the side of the building.

Speaking against: None

Public hearing closed at 7:02pm

PUBLIC HEARING
WILLIAMS HONDA
AREA (SIGN) VARIANCE REQUEST
TAX PARCEL 58.03-1-52.1

Chair Williams opened the public hearing at 7:03pm, noting it had been duly published in the Star Gazette.

Speaking for: Randy Williams, Wesauking Dr., Towanda, PA, explained that the request is for adequate signs for the Honda dealership. The proposed sign is similar in size to the neighboring site belonging to Kent Brown.

Williams asked the height of the sign and was told 30ft.

Speaking against: None

Public hearing closed at 7:05pm

SIMMONS ROCKWELL
AREA (SIGN) VARIANCE REQUEST
TAX PARCEL 67.02-1-4

Criteria Review:

1. Whether an undesirable change will be produced in the character of the neighborhood or community or a detriment to nearby properties will be created by the granting of the area variance.
Williams, pass; Hanson, pass; Lantz, pass; Robbins, pass.
2. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than area variance.
Williams, pass; Hanson, pass; Lantz, pass; Robbins, pass
3. Whether the requested area variance is substantial;
Williams, pass; Hanson, fail; Lantz, pass; Robbins, fail.
4. Whether the proposed area variance will have an adverse affect or impact on the physical or environmental conditions in the neighborhood or district;
Williams, pass; Hanson, pass; Lantz, pass; Robbins, pass
5. Whether the alleged difficulty of compliance with this title was self-created, which is relevant to the decision, but shall not necessarily preclude the granting of the area variance.
Williams, pass; Hanson, fail; Lantz, pass; Robbins, fail

Motion by Robbins, seconded by Hanson, to approve the requested sign variance, Discussion, None, Motion Carries 4-0.

WILLIAMS HONDA
AREA (SIGN) VARIANCE REQUEST
TAX PARCEL 58.03-1-52.1

Criteria Review:

2. Whether an undesirable change will be produced in the character of the neighborhood or community or a detriment to nearby properties will be created by the granting of the area variance.
Williams, pass; Hanson, pass; Lantz, pass; Robbins, pass.
2. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than area variance.
Williams, pass; Hanson, pass; Lantz, pass; Robbins, pass
5. Whether the requested area variance is substantial;
Williams, pass; Hanson, pass; Lantz, pass; Robbins, pass.
6. Whether the proposed area variance will have an adverse affect or impact on the physical or environmental conditions in the neighborhood or district;
Williams, pass; Hanson, pass; Lantz, pass; Robbins, pass
5. Whether the alleged difficulty of compliance with this title was self-created, which is relevant to the decision, but shall not necessarily preclude the granting of the area variance.
Williams, pass; Hanson, fail; Lantz, pass; Robbins, pass.

Motion by Lantz, seconded by Robbins to approve the requested variance, Discussion, None, Motion Carries 4-0.

**RESOLUTION ZBA 3-2012
ZONING BOARD OF APPEALS CHAIRPERSON
FOR YEAR 2012**

Resolution by: Hanson
Seconded by: Lantz

WHEREAS, Zoning Board of Appeals member Don Williams has agreed to serve as the Zoning Board of Appeals Chair for the year 2012; and

WHEREAS, that for environmental review pursuant to 6NYCRR, Part 617.3, that this action is an administrative action, which is a Type II action under SEQRA and no further review is required; and,

NOW, BE IT THEREFORE RESOLVED, that this Board appoints Don Williams as Chair for the Zoning Board of Appeals for the year 2012.

CARRIED: AYES: Hanson, Lantz, Robbins
NAYS: None
ABSTAIN: Williams
ABSENT: Seely

Dated: Tuesday, February 21, 2012
BIG FLATS, NEW YORK

By order of the Zoning Board of Appeals of the Town of Big Flats

Don Williams
Chairman, Zoning Board of Appeals

RESOLUTION ZBA 4-2012
ZONING BOARD OF APPEALS CHAIRPERSON
FOR YEAR 2012

Resolution by: Williams
Seconded by: Robbins

WHEREAS, Zoning Board of Appeals member Heather Hanson has agreed to serve as the Zoning Board of Appeals Vice-Chairperson for the year 2012; and

WHEREAS, that for environmental review pursuant to 6NYCRR, Part 617.3, that this action is an administrative action, which is a Type II action under SEQRA and no further review is required; and,

NOW, BE IT THEREFORE RESOLVED, that this Board appoints Heather Hanson as Vice Chairperson for the Zoning Board of Appeals for the year 2012.

CARRIED: AYES: Williams, Lantz, Robbins
NAYS: None
ABSTAIN: Hanson
ABSENT: Seely

Dated: Tuesday, February 21, 2012
BIG FLATS, NEW YORK

By order of the Zoning Board of Appeals of the Town of Big Flats

Don Williams
Chairman, Zoning Board of Appeals

Motion by Robbins, seconded by Hanson to adjourn at 7:30pm, Discussion, None, Motion Carried 4-0.

Meeting adjourned at 7:31pm.